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Ms. Carmen Santos
U.S. Environmental Protection Agency, Region 9
Mail Code WST-5
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San Francisco, California 94105

sent via email only

ENVIRONMENT

Subject:

Draft Cap Inspection Report for the Former Pacific Electric Motors Facility, 1009 66th Avenue, Oakland, California

Dear Ms. Santos:

Date:

October 15, 2013

ARCADIS U.S., Inc. (ARCADIS) has prepared this temporary cap inspection summary letter on behalf of College for Certain, LLC, and Aspire Public Schools (Aspire) for the Former Pacific Electric Motors Facility located at 1009 66th Avenue in Oakland, California (the Site; Figures 1 and 2). This summary report has been prepared in accordance with the requirements of the 2013 Operation and Maintenance Plan for Cap Mitigation Measures prepared for the Site.

Contact:

Ron Goloubow

Phone:

510.596.9550

Email:

ron.goloubow@arcadis-us.com

This letter documents the condition of the cap located at the Site based on the inspection that was conducted by Mr. Ron Goloubow of ARCADIS and Ms. Angela Andrews of Aspire on September 6, 2013. During the inspection, the surface of the cap was visually inspected and photographed for the following criteria:

Our ref:

EM009155.0016

- Differential settlement and surface water ponding
- Erosion, cracking, and damage of the cap and surface disturbances
- Excess vegetation disturbing the integrity of the cap
- Staining or other irregularities found in the cap

General Information

Following the remedial actions and redevelopment of the Site, soil containing polychlorinated biphenyls (PCBs) at concentrations greater than the site-specific cleanup goal of 0.130 milligrams per kilogram remain in soil at the Site. The locations

Imagine the result

where soil contains PCBs at concentrations greater than the site-specific cleanup goal are illustrated on Figure 3. The remedy to mitigate the potential exposure to this soil as described in the PCB Cleanup Completion Report was the on-site containment of PCB-containing soil using engineering controls in the form of a cap placed over site soil. The cap includes the placement of buildings or other barrier materials including, but not limited to, concrete, asphalt, clean fill, or landscaping. The cap that was installed at the Site is summarized on Figure 3 and described below.

Trash Enclosure Area

- Native soil
- 18 inches of cement-treated native soil
- 6 inches of imported aggregate base rock
- 6 inches of Portland cement concrete

Pedestrian Walkway Areas - Concrete

- Native soil
- 18 inches of cement-treated native soil
- 4 inches of imported aggregate base rock
- 4 inches of Portland cement concrete

Vehicle Traffic Areas

- Native soil
- 18 inches of cement-treated native soil
- 10 inches of imported aggregate base rock
- 3 inches of asphalt concrete

Parking Areas

- Native soil
- 18 inches of cement-treated native soil
- 8 inches of imported aggregate base rock
- 2.5 inches of asphalt concrete

Pedestrian Walkway Areas - Asphalt

- Native soil
- 18 inches of cement-treated native soil
- 4 inches of imported aggregate base rock

- 2 inches of asphalt concrete

Landscaped Areas

- Native soil
- 18 inches of cement-treated native soil
- 10 inches of native soil
- 12 inches of imported top soil

Summary of Actions Completed Since the Previous Annual Inspection

No actions (maintenance or repairs) were completed on the cap since it was constructed.

Purpose of Current Annual Inspection

The purpose of the annual inspection is to identify if the following conditions are present at the Site:

- Differential settlement and surface water ponding
- Erosion, cracking, and damage of the cap and surface disturbances
- Excess vegetation disturbing the integrity of the cap
- Staining or other irregularities found in the cap

Annual Inspection Checklist and Field Log

The cap inspection checklist form completed at the time of the inspection is provided in Attachment A. A photo log presenting photos of the temporary cap taken on September 6, 2013 is provided as Attachment B.

Discussion of September 2013 Inspection

Based on the observations made during the inspection conducted on September 6, 2013, the cap was in good condition. No visual evidence of damage, settlement, or surface erosion of the cap was observed during the inspection. No evidence of animal burrows or excess vegetation was observed during the inspection.

Conclusions and Recommendations

Based on the observations made during the inspection, the cap is in good condition and maintenance is not required. ARCADIS recommends that Aspire conduct the next inspection in September 2014.

If you have any questions or comments regarding this report, please feel free to contact me at 510.596.9550 or Ms Angela Andrews at 510.434.5038.

Sincerely,

Ron Goloubow, P.G. (8655)
Principal Geologist

Attachments:

Figure 1 – Site Vicinity Map

Figure 2 – Site Plan

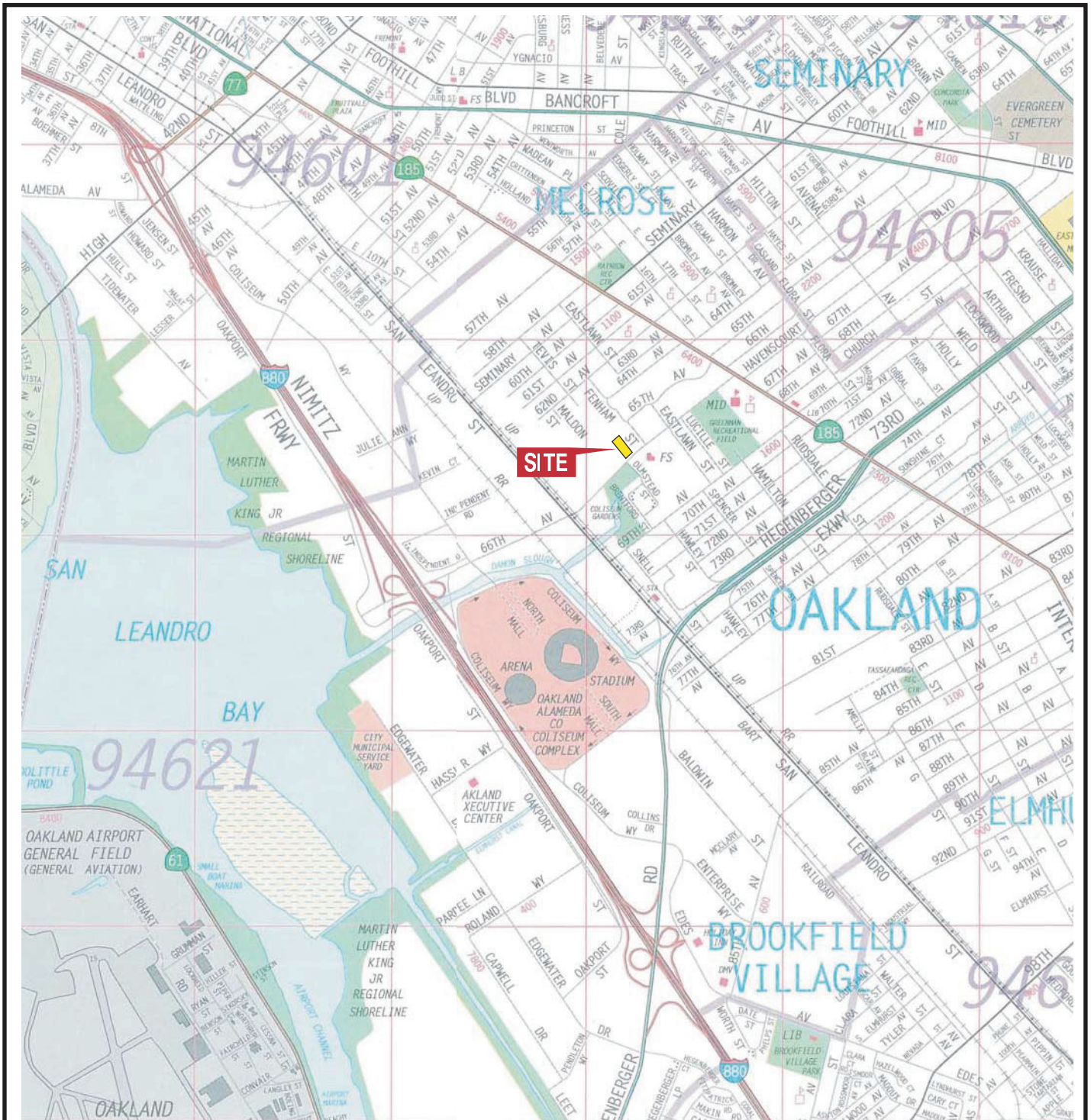
Figure 3 – Site Plan Showing Pavement Plan/Cap and In-Place Soil Exceeding PCB Cleanup Goals

Attachment A: Inspection Form

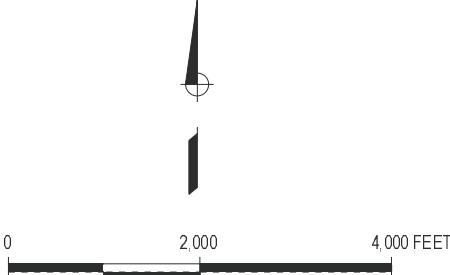
Attachment B: Photo Log

cc: Angela Andrews - Aspire

Paresh Khatri - Alameda County Department of Environmental Health



MAP SOURCE: Copyright 1995, Thomas Bros. Map ALAMEDA COUNTY 2002 Edition



1009 66TH AVENUE, OAKLAND, CALIFORNIA

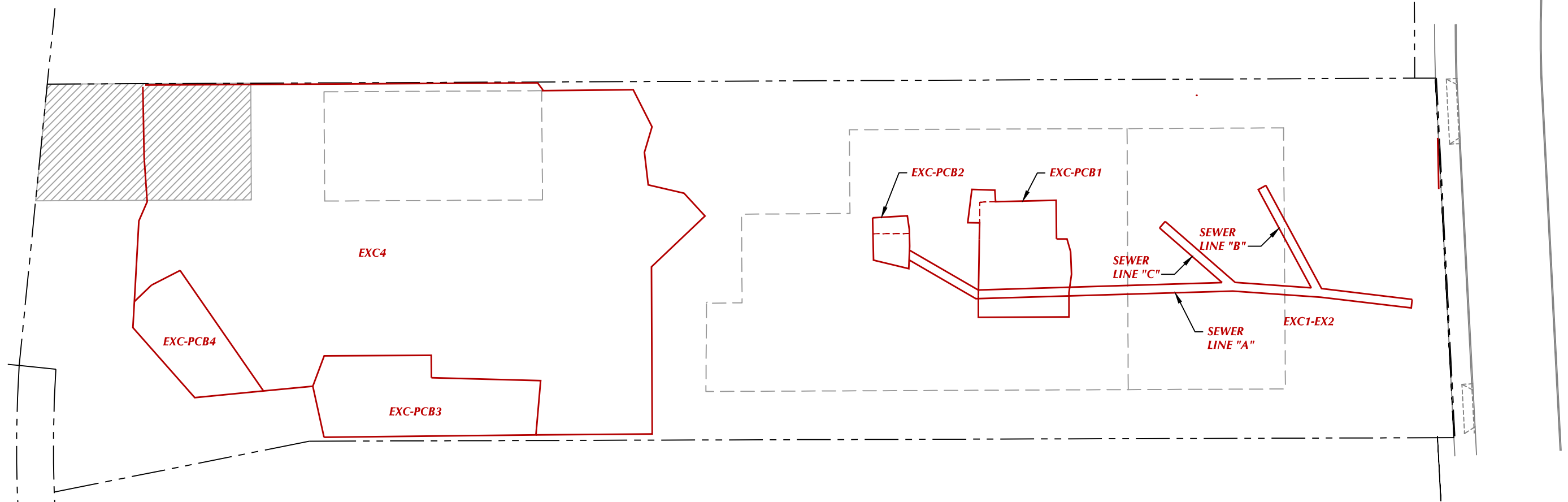
SITE VICINITY MAP



FIGURE
1

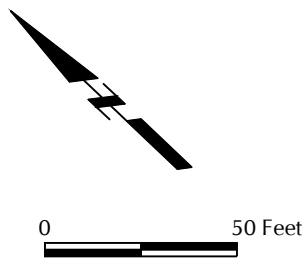
DESIGN00309155\Figure 1 Site Vicinity - 003-09155.cdr

CITY:(Refd) DIV(GROUP:(Refd) DE:(Refd) LD:(Refd) PIC:(Refd) PM:(Refd) TM:(Refd) LYR:(Option*):OFF=REF*
G:\ENV\CA\emeryville\ACT\EM0091550010\00001\DWG\EM009155B02.dwg LAYOUT: SITE PLAN SAVED: 5/30/2012 12:06 PM ACADVER: 18.1S (LMS TECH) PAGES: 18 PLOTTED: 6/25/2012 1:06 PM BY: REYES, ALEC



EXPLANATION:

- Property Line
- - - Former Warehouse Building
- Area of Excavation of PCB-Affected Soil
- Reported Area of Excavation of PCB-Affected Soil in 1992



PROPOSED CHARTER SCHOOL SITE
1009 66TH AVENUE, OAKLAND, CALIFORNIA

SITE PLAN



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Attachment A

Inspection Form

INSPECTION CHECKLIST FOR CAP REMEDIES

College For Certain
Oakland, CA

Date	9/6/13	Inspector Name/Signature	Ron Golubow
Inspection Frequency	annual	Supervisor Name/Signature	

Area	Surface Condition OK?	Maintenance Required	Recommended Action Schedule		
			Plan	Implement	Completion
Hardscape Systems	Building Foundations	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
	Paved Parking and Vehicle Traffic Areas	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
	Parking Ingress/Egress	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
	Parking Area in the Rear of the Property	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
	Interior Walkway Areas Around Buildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
	Trash Enclosure	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
Landscape Systems	Landscaped Areas near 66 th Avenue	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
	Landscaped Areas Near Class Room Buildings	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			
	Landscaped Area Adjacent to Proposed Building 300 (the gymnasium)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>			

Notes:

- All areas are shown on Figure 2.
- Inspection of the Hardscape Systems should ensure that concrete/asphalt pad and artificial material covers have not been disturbed or damaged in any way.
- Inspection of the Landscape Systems should ensure that vegetation on the surface remains healthy, if applicable.

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Attachment B

Photo Log



Vehicle Traffic Area Looking Southwest Towards 66th Avenue

1009 66TH AVENUE
OAKLAND, CALIFORNIA
CAP INSPECTION

PHOTOLOG



FIGURE
1



Vehicle Traffic Area Looking Towards the School

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CAP INSPECTION

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FIGURE
2



Vehicle Traffic Area looking north

1009 66TH AVENUE
OAKLAND, CALIFORNIA
CAP INSPECTION

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FIGURE
3



Vehicle Traffic Area Adjacent to Classroom on East Side of the Site-
looking towards 66th Avenue

1009 66TH AVENUE
OAKLAND, CALIFORNIA
CAP INSPECTION

PHOTOLOG



FIGURE
4



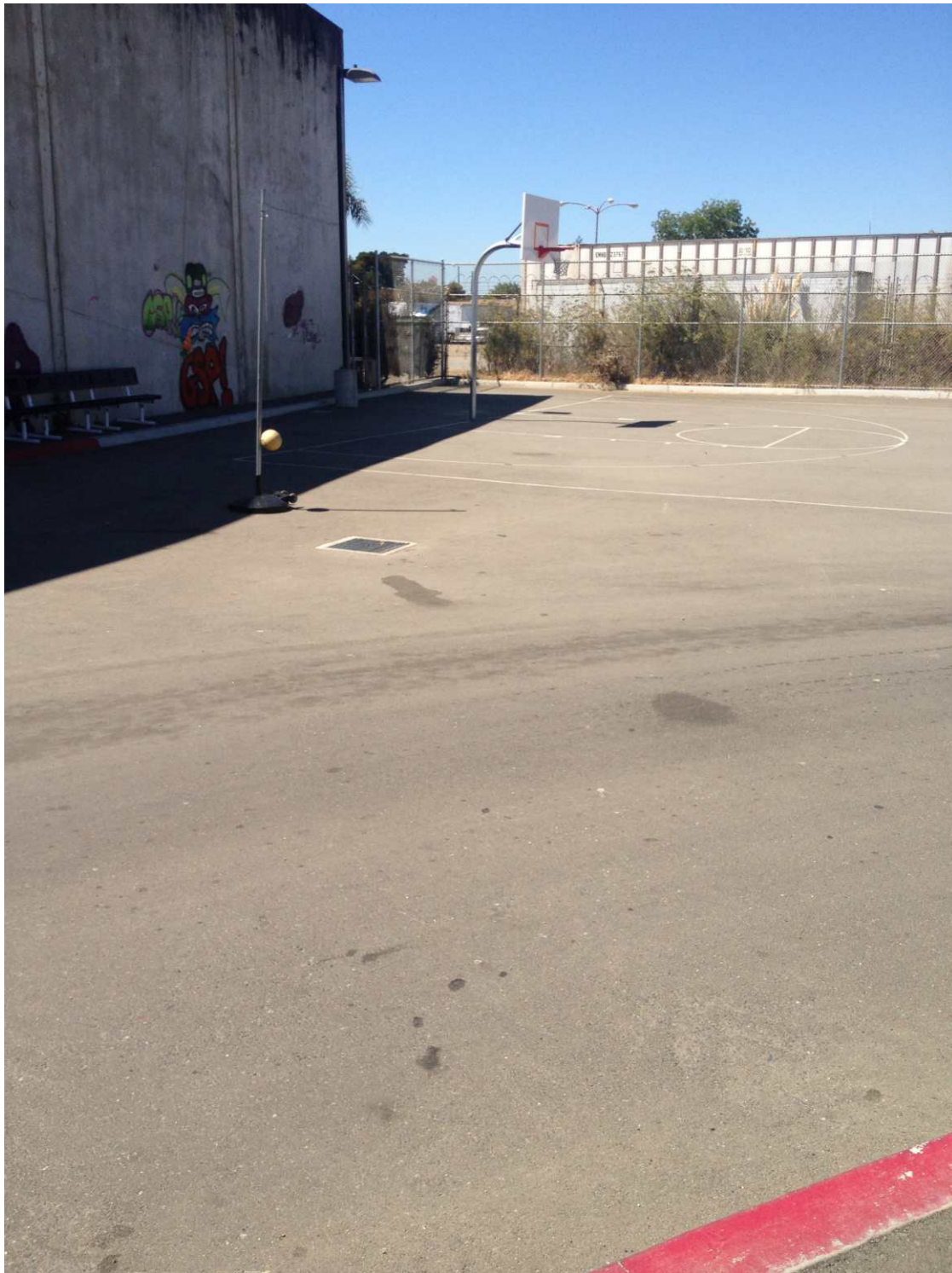
Vehicle Traffic Area Adjacent to Classroom on East Side of the Site

1009 66TH AVENUE
OAKLAND, CALIFORNIA
CAP INSPECTION

PHOTOLOG



FIGURE
5



Vehicle Traffic Area Near Looking North

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OAKLAND, CALIFORNIA
CAP INSPECTION

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FIGURE
6



Vehicle Traffic Area Near Looking Northeast

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OAKLAND, CALIFORNIA
CAP INSPECTION

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FIGURE
7



Vehicle Traffic Area Near the Rear of the Site

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OAKLAND, CALIFORNIA
CAP INSPECTION

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FIGURE
8



Utility Vault in the Vehicle Traffic Area

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OAKLAND, CALIFORNIA
CAP INSPECTION

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FIGURE
9



Vehicle Traffic Area Adjacent to Classroom on East Side of the Site

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OAKLAND, CALIFORNIA
CAP INSPECTION

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FIGURE
10



hardscaped Area Adjacent to Classroom

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OAKLAND, CALIFORNIA
CAP INSPECTION

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FIGURE
11



Trash Enclosure Area

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CAP INSPECTION

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FIGURE
12



Landscaped Area in the Pedestrian Walkway - Courtyard Area

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OAKLAND, CALIFORNIA
CAP INSPECTION

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FIGURE
13



Landscaped Area in the Pedestrian Walkway - Courtyard Area-1

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CAP INSPECTION

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FIGURE
14



Landscaped-Planter and and Pedestrian Walkway Area Near the Rear
of the Site

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CAP INSPECTION

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FIGURE
15



Landscaped-Planter and Pedestrian Walkway Area Near Classroom

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CAP INSPECTION

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FIGURE
16



Landscaped-Planter Area Near Classroom

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CAP INSPECTION

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FIGURE
17



Pedestrian Walkway Area

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CAP INSPECTION

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FIGURE
18



Minor Crack in Pedestrian walkway Area Near Office

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CAP INSPECTION

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FIGURE
19